

## Connecting to Public Sewer in Placer County

Although every project is unique, the following guidelines apply to each project:

- The process begins with the Community Development Resource Agency (CDRA) at 3091 County Center Drive in Auburn (the new two-story building at Bell and Richardson). Front counter staff are available to provide you with more information and/or direct you to Department specialists. For initial contact with your sewer questions, please call Liz Langtry at (530) 745-7507.
- The Department of Facility Services Environmental Engineering Division is responsible for three Sewer Maintenance Districts (SMD)s and seven County Service Areas (CSA)s. They are as follows:
  - SMD No. 1                      North Auburn (outside the City limits)
  - SMD No. 2                      Granite Bay area
  - SMD No. 3                      Horseshoe Bar/Auburn Folsom Road area
  - CSA 28, Zone 2, A3              Sunset Industrial area
  - CSA 28, Zone 6                Sheridan (moratorium in effect)
  - CSA 28, Zone 23                Blue Canyon
  - CSA 28, Zone 24                Applegate (moratorium in effect.)
  - CSA 28, Zone 55                Livoti
  - CSA 28, Zone 173                Dry Creek
  - CSA 28, Zone 183                Bickford

Note: Other agencies have jurisdiction over public sewer within the County: (Roseville, Lincoln, Colfax), South Placer Municipal Utility District (SPMUD), Tahoe and Donner Summit Areas as well as a few Community Services Districts. The applicable agency should be contacted for their requirements for public sewer.

- If public sewer is available, it may be possible to pay the applicable fees and receive a sewer permit. This assumes that the project is already annexed into the SMD or CSA.
- If not already in a SMD or CSA, annexation will be required for sewer service. This involves preparation of three exhibits by a licensed surveyor for submittal to the County Board of Supervisors for approval. The current applicable fee is \$500. The actual annexation fee will vary for each area. (See annexation handout)
- Once the property is annexed and public sewer is available, i.e. a sewer service is stubbed to the property line, then a sewer permit will need to be obtained from CDRA for connection to the public sewer. Applicable fees will be required prior to the issuance of the sewer permit. Due to the potential for fee changes, please contact CDRA for current fees.

- The Building Department will inspect the private sewer service prior to issuance of a Certificate of Occupancy. If a sewer service is not stubbed to the property line, then the property owner will be responsible for obtaining a separate permit and hiring a bonded plumber to make the connection to the public sewer line. Note: If public sewer is not available, then a public sewer extension will be required.

### **Larger Projects including Parcel Maps**

- Larger projects will require a subsequent public hearing for approval. A Pre-Development Meeting is the first step in providing you the preliminary information that you need to determine the feasibility of your project. You will need to submit an application describing your proposed project and include sufficient data so that County Staff can prepare for the meeting. All applicable County Staff members will attend the meeting and apprise you of the likely requirements for your project. The fee for this meeting is \$1000. During the pre-development meeting you will be given a checklist with items that are required with the initial submittal for the environmental review process.
- For Parcel Maps, Angel Rinker (530-745-3124) with the Planning Department will conduct an informal pre-development meeting.

### **Environmental Review**

- In most cases, the next step is to submit for environmental review. Some small projects may be exempt from this process, but recent changes now require nearly all parcel maps to undergo environmental review. The cost for the environmental review application is \$3,000 for parcel maps and \$6,000 for larger projects. More information can be found on the Placer County Environmental Coordination Services website:  
[www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs.aspx](http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs.aspx)
- During the environmental review process, Staff will analyze the submitted information and may respond with questions and comments with regard to your project.
- Once staff is satisfied with the project description, a Sewer Will Serve Requirements Letter will be issued. This letter pertains to sewer issues only as other departments will likely have additional requirements.

### **Public Sewer Extensions**

- Basic policy with regard to public sewer extension is as follows:
  - The County does not build public sewer.
  - Developers, joint ventures and individual property owners must extend the public sewer at their cost based on their needs and County ordinances.

- Public sewer design is completed by private California registered engineers and submitted to the Engineering and Surveying Department for plan checking and subsequent approval.
- Public sewer is constructed by private contractors with County inspectors insuring that it meets County standards.
- Upon acceptance of the improvements by the County, the sewer line becomes public and maintenance then becomes the responsibility of the applicable County Sewer Agency.

**Sewer Related Fees**  
**(Varies by District/Zone)**

- **Connection Fees.** To provide for the impact of the connection on the existing capacity of the wastewater treatment plant. One time fee payable prior to issuance of a sewer permit.
- **Facility Fee.** A special one time fee to fund a new shop for utility crews and equipment.
- **M & O Fee.** This monthly Maintenance and Operations (M&O) fee pays for the maintenance of the collection system and wastewater treatment and will appear on your tax bill in subsequent years. The pro rata amount will need to be paid for the current year prior to issuance of the sewer permit. Note: For STEP Low Pressure systems an additional surcharge is required, which pays for the service of the STEP system.
- **Sewer Permit Fee.** This fee pays for the administration/inspection services.
- **Annexation Fee.** A fee for the privilege of using the existing infrastructure that was constructed and paid for by others.
- **Reimbursement Fee.** A project that extends sewer across another parcel or is required to upsize or increase the depth of a pipeline to serve upstream property owners may be eligible for a reimbursement agreement. The County will administer reimbursement agreements by collecting fees from benefiting parcels prior to the issuance of a sewer permit. Typically reimbursement agreements expire after ten years.
- **In-lieu Fees.** This fee will be collected prior to issuance of a sewer permit from benefiting property owners who do not construct public sewer nor pay a reimbursement. The fee is based on sewer pipeline constructed across the property's frontage.
- **SAD-90 Fee.** A sewer assessment district fee that applies only to certain parcels in SMD No. 2.